

FILE NO.: Z-8446-A

NAME: Blue Wave Express Carwash Short-form PD-C

LOCATION: Located at 801 East 6th Street

DEVELOPER:

Carpenter Outdoor Advertising
600 Interstate 30
Little Rock, AR 72201

SURVEYOR:

Blaylock Threet Engineering
1501 Market Street
Little Rock, AR 72211

AREA: 0.25 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: PD-C

ALLOWED USES: Automotive Detail Carwash

PROPOSED ZONING: UU, Urban Use District

PROPOSED USE: Various Uses – All indoor activities

VARIANCES/WAIVERS REQUESTED: None requested.

BACKGROUND:

Ordinance No. 20.112 adopted by the Little Rock Board of Directors on June 2, 2009, rezoned the site from UU, Urban Use District to PD-C. The applicant proposed the rezoning to allow Blue Wave Express Carwash to locate on the property. Blue Wave Express Carwash was proposed as a drive-through carwash facility and detail shop. The UU, Urban Use District does not allow outdoor activities to occur on the site thus necessitating the rezoning request to a PD-C. This development did not occur.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Per Section 36-454(d) The owner of an approved PD or PUD may, for cause, request repeal of the ordinance establishing the development when it has been determined that the development will not occur. A written request may be filed

with the City staff at any time up to three (3) years after the date of adoption of the ordinance creating the PUD or PD. The request shall set forth the cause of the repeal.

According to the ordinance, the Planning Commission recommendation on the repeal request shall be forwarded to the Board of Directors for their consideration. The board of directors may grant or deny the request or return the request to the planning commission for further study. If the request is approved, an ordinance shall be adopted repealing the PUD or PD.

The owner has stated the development will not occur as planned. The owner is requesting the PD-C zoning be revoked and the UU, Urban Use Zoning District zoning be restored.

B. EXISTING CONDITIONS:

The lot is entirely paved and contains an existing commercial building. There are two drives accessing East 6th Street and the I-30 Frontage Road. There is one drive accessing East 7th Street. The site contains two sign structures; one located over the entrance drive from East 7th Street and the second at the intersection of East 6th Street and the I-30 Frontage Road. There are a number of uses in the area including a convenience store, two hotels, office uses, industrial and warehousing activities.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. The Hanger Hill Neighborhood Association was notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (April 23, 2014)

The applicant was not present. Staff presented the item stating the request was a revocation of the previously approved PD-C zoning. Staff stated there were no outstanding technical issues associated with the request. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

E. STAFF RECOMMENDATION:

Staff recommends the current PD-C zoning classification be revoked and the previously held UU, Urban Use zoning be restored.

PLANNING COMMISSION ACTION:

(MAY 15, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation the current PD-C zoning classification be revoked and the previously held UU, Urban Use zoning be restored.

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.